

CHANDLER

ARIZONA

About Chandler ::

Located in the southeast portion of Metropolitan Phoenix, Chandler is a community of nearly 250,000 residents. The City is easily accessible by major freeways, including US 60 Superstition Freeway, Interstate 10, Loop 202 San Tan Freeway and Loop 101 Price Freeway.

2015 Population	249,634
2020 Projection	265,545
Population under 24	35.4%
Median Age	35
Median Household Income	\$73,611
Residents with Some College	69%
Municipal Planning Area	71.5 square miles

Source: ESRI Business Analyst, 2016

Infill Incentive Plan Area Highlights ::

The Infill Incentive Plan area encompasses approximately 18 square miles in northeast Chandler and features an attractive business environment, including:

- Population of over 98,000
- Nearly 40,000 households
- Median household income above \$56,000
- Well-educated - 63% of residents have attended college

Source: ESRI Business Analyst, 2016

For Additional Information ::

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CITY OF CHANDLER INFILL INCENTIVE GUIDE



Chandler • Arizona
Where Values Make The Difference
Mayor Jay Tibshraeny & City Council

Chandler Infill Incentive Plan ::

Since 2001, the City of Chandler has been partnering with property owners in the redevelopment and reuse of older shopping centers to encourage private reinvestment. To date, these programs, including the Infill Incentive Plan, have significantly impacted the condition of our retail market by providing more than \$3.1 million in City assistance that have improved, redeveloped or reused nearly 833,000 square feet of retail space. These efforts have been successful in lowering vacancy rates, improving the appearance of aging shopping centers, securing new, quality tenants and eliminating underperforming space from the market.

The primary focus of the Infill Incentive Plan is the redevelopment of all or a significant portion of existing commercial centers in order to introduce new and/or additional uses such as residential or office components. This focus recognizes that, in particular areas of the City, commercial uses may no longer represent the highest and best use of these properties, and that redevelopment or reuse of these sites can introduce new activity that positively impact the community.

Funding ::

City participation in any Infill Incentive Plan project is anticipated to be in the form of reimbursements for costs such as the demolition of existing commercial space and/or providing the public infrastructure necessary to accommodate new uses on the site.

Projects that upgrade the appearance of older, existing retail centers and lower retail vacancy rates can be considered. However, the project must have the participation of all owners at the commercial center, provide marketable improvements and be determined to be necessary in order to retain or secure a quality tenant as determined by the Economic Development Division.

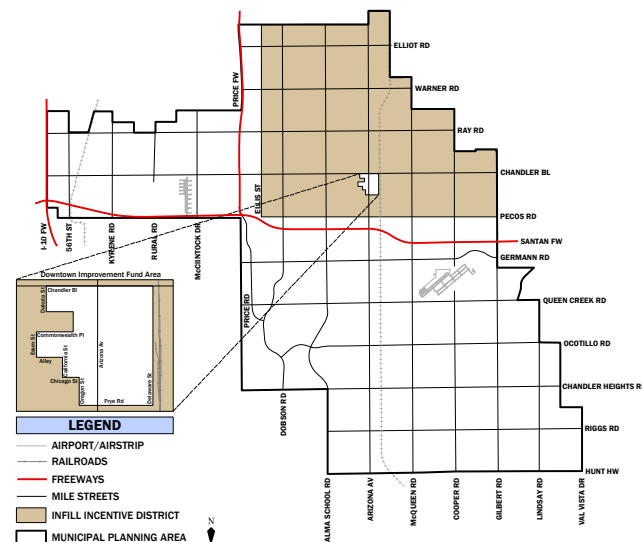
Funding is subject to Chandler City Council approval at the beginning of each fiscal year. Given the possibility of competition in the allocation of funds, priority is given to projects that propose the complete redevelopment and reuse of an existing center over those that simply renovate existing space.

Chandler Infill Incentive Plan Goals ::

- Decrease the supply of available retail square footage, thereby increasing the demand for the remaining commercial space.
- Leverage and enhance the previous and current investments in Downtown Chandler.
- Encourage the renovation and/or redevelopment of surrounding properties, which would spur new economic activity.
- Bring new residents and/or employees to older commercial areas, which supports the remaining commercial properties.
- Provide additional office space that would enable the City to recruit new employers.

What Properties Are Eligible? ::

- Existing retail buildings or centers within the designated Infill Incentive Plan area. The property owner or their representative must be the applicant for the program.
- A retail center with a vacancy rate at least fifty (50) percent higher than the overall average vacancy rate for retail centers citywide, or be a minimum of fifteen (15) years old.
- In the event of competition for the allocation of funds, priority will be given to projects that propose the complete redevelopment or reuse of an existing center.



Compatibility with the Adaptive Reuse Program ::

The purpose of the Adaptive Reuse Program is to encourage and facilitate the reuse of existing commercial buildings/properties that are underutilized or underperforming.

Typical Development Challenges ::

- Building setback requirements
- Minimum parking requirements
- Parking location
- Mechanical screening
- Signage

Adaptive Reuse Program Objectives ::

- Stimulate reinvestment in established areas
- Support the development of local businesses
- Generate jobs for Chandler residents
- Generate tax revenues to support City services
- Support neighborhood revitalization by providing services nearby
- Support sustainability by making use of existing building materials

Types of Adaptive Reuse Projects ::

- Change in use from residential to commercial
- Change from one type of commercial to another
- Reactivation of a building that has been vacant
- Small scale infill (or an addition) on an existing, small site
- Redevelopment of an older shopping center to mixed use

Qualification Criteria ::

- Building Age: Built before 1990, and
- Building Size: Less than 15,000 square feet (including any proposed additions), and/or
- Lot Size: 30,000 square feet or less
- Zoning: Commercially zoned property within the program area

Commercial buildings that qualify for the City of Chandler's Adaptive Reuse Program and that are within the boundaries of the Infill Incentive Plan area may be considered for assistance through both programs. The proposed modifications should lead to making the building more marketable, leading to lower vacancy rates or the attraction of new, unique users to the market.